



Birdwing Walk, Chrysalis Park, Stevenage, SG1 4FZ

GUIDE PRICE £240,000 - £245,000 PEACEFULLY POSITIONED and VERY SPACIOUS Two Bedroom Apartment with ALLOCATED PARKING with Far Reaching Views located in Chrysalis Park with a LONG LEASE of 140 Years Remaining. Features include, OPENPLAN Kitchen and Lounge Area with BALCONY, Two DOUBLE BEDROOMS, Ensuite to Master Bedroom and Family Bathroom, Viewing Highly Recommended with NO ONWARD CHAIN.

Guide Price £240,000

Birdwing Walk, Chrysalis Park, Stevenage, SG1 4FZ

- Peacefully Positioned and Very Spacious Two Apartment
- Far Reaching Views located in Chrysalis Park
- Open Plan Kitchen, Dining Room and Kitchen with Balcony
- Ensuite to Master Bedroom and Family Bathroom
- No Onward Chain
- Allocated Parking
- 140 Years Remaining on the Lease
- Two Double Bedrooms
- Viewing Highly Recommended

Entrance Hallway

6'11 x 3'9 (2.11m x 1.14m)

Double Glazed Window to Side Aspect, Spot Lighting, Smoke Alarm, Amtico Flooring, Mega Flow Tank, Consumer Unit, Space for Washing Machine.

Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Low Level W.C, Heated Towel Rail, Double Glazed Window to Front Aspect, Spot Lighting, Tiled Surround, Bath and Mixer Tap, Wash Basin with Mixer Tap, Tiled Flooring, Vanity Cupboard.

Bedroom Two

11'10 x 8'4 (3.61m x 2.54m)

Laminate Flooring, Electric Radiator, Double Glazed Window to Rear Aspect.

Bedroom One and Dressing Area

15'8 x 10'9 (4.78m x 3.28m)

Electric Radiator, Juliet Balcony, T.V Point, Door to Ensuite, Dressing Area, Extractor Fan.

Ensuite

Tiled Flooring, Heated Towel Rail, Low Level W.C, Shower Cubicle and Main Shower, Tiled Splash Back, Wash Basin with Mixer Tap, Extractor Fan, Spot Lighting, Push Button W.C.

Open Plan Lounge Area, Kitchen and Dining Area

24'7 x 11'4 (7.49m x 3.45m)

Double Doors Opening to Balcony, Carpeted, TV Point, Electric Radiator.

Kitchen - Roll Top Work Surfaces with Upstands, Cupboard at Eye and Base Level, Stainless Steel Sink and Mixer Tap, Tiled Flooring, Spot Lighting, Double Glazed Window to Rear Aspect, Extractor Fan.

Allocated Parking

One Space to the front of the block.

Lease and Local Information

Service Charge - £1311.50 P/A

Building Insurance - £295.08

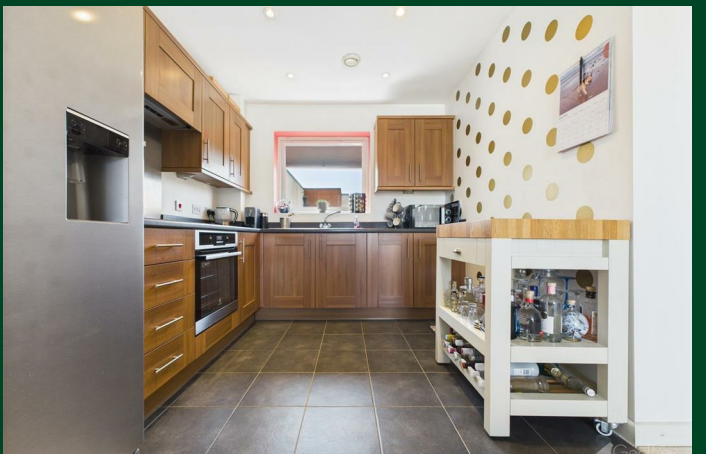
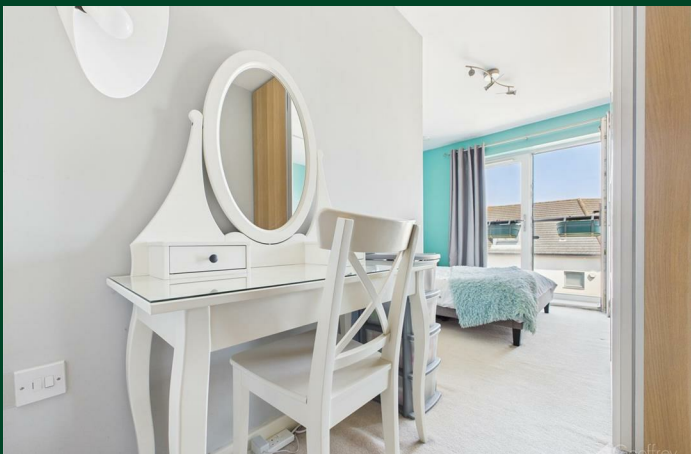
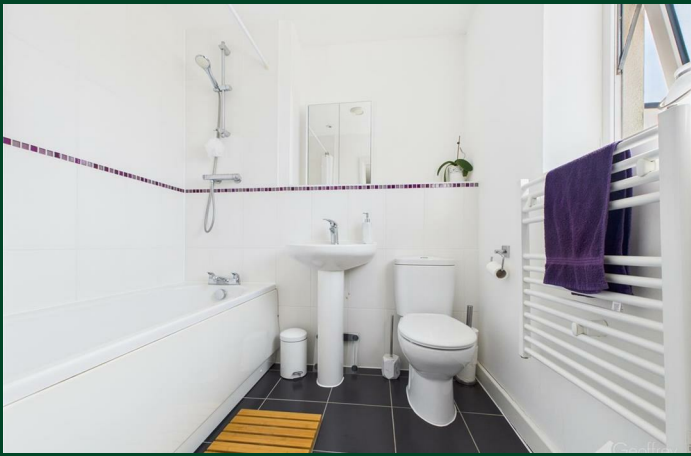
Ground Rent - £370.00

Lease Length - 155 Years from 1.1.2010 (140 Years Remaining)

We understand Swallowtail Court as a block is valued and reviewed every 5 years.

Deed of Variation has never been previously applied for or carried out for this property.

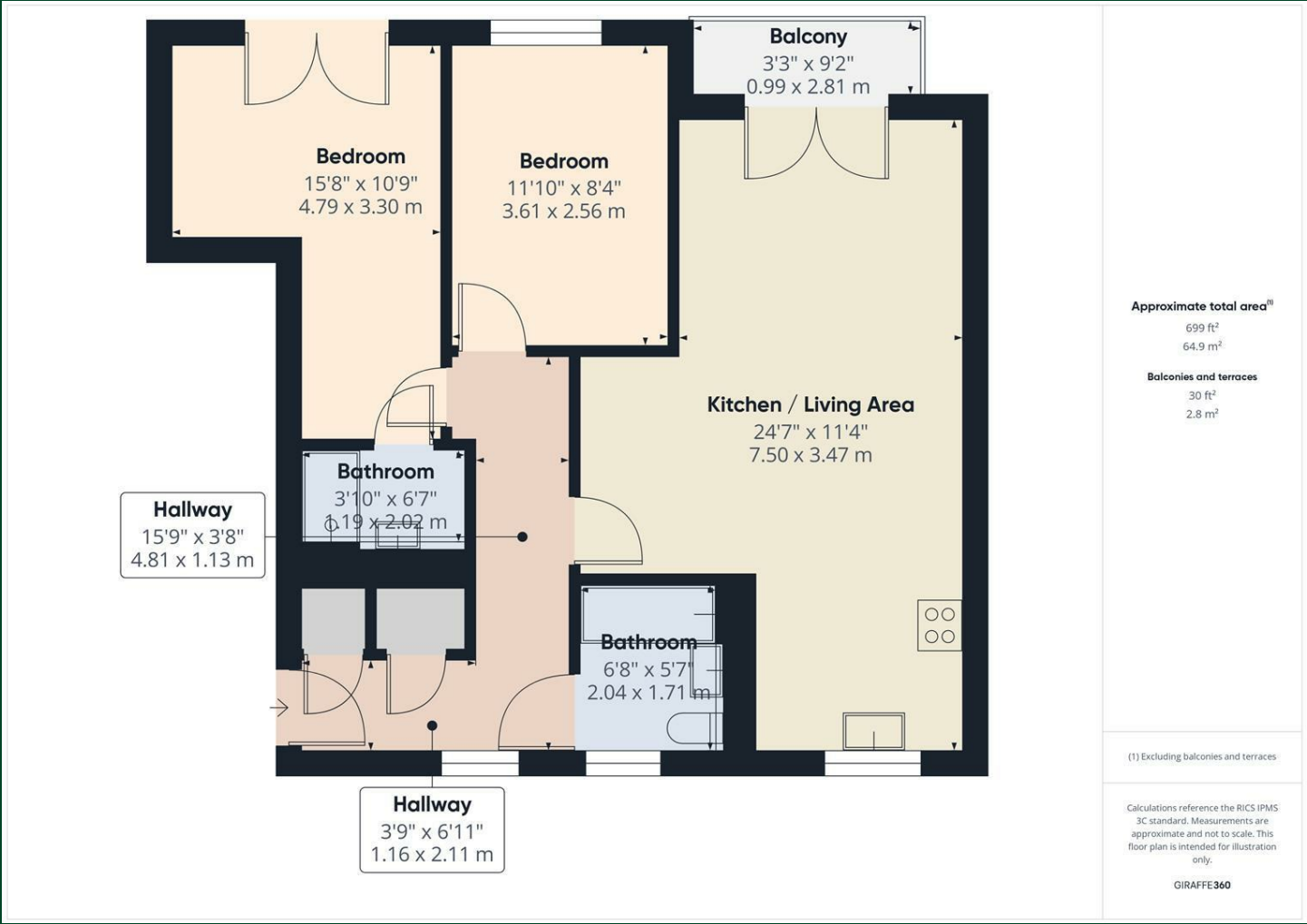
Local Information - Swallow Tail Court is situated in the Chrysalis Park area of Stevenage which is close to Box Wood (AS PICTURED) which offers excellent country walks towards Walkern and Aston Village.







Floor Plan



Council Tax Details

Band: C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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